

City of Wichita
District Advisory Board III Meeting
March 3, 2010

TO: City Councilmember Jim Skelton
District Advisory Board members

SUBJECT: New Central Library Building Program

INITIATED BY: Cynthia Berner Harris/Library

AGENDA: New Business

Recommendation: Provide comment.

Background: The Wichita Public Library System Master Plan, 2006-2021 was endorsed by the City Council on September 12, 2006. Property at 711 West 2nd Street was acquired by the City in 2008 and designated for use as the location for the new Central Library. A contract with HB+M|Providence Associates for completion of a building program for a new Central Library was approved by Council on April 21, 2009. The completed program document was approved by the Library Board on February 16, 2010 and was reviewed with the City Council in a workshop on February 23, 2010.

Analysis: The adopted building program is the result of a fourteen step methodology that included data collection about current library space allocations and use patterns, interviews and focus groups, surveys and charrettes. Through these steps, requirements for each component of the proposed building were established and prioritized. Appropriate adjacencies of spaces were developed so that efficiencies in use and service delivery can be ensured. Seating in the new facility would increase from 260 to 398 spaces, shelves for materials would grow from 13,988 to 20,343, the number of public computers would grow from 31 to 101 and seats in meeting rooms would expand from 260 to 687. Using these guidelines, the program anticipates design of a facility approximately 156,400 s.f.

At the request of the City Manager and in recognition of the challenge of funding construction of a public facility of this size, two alternate program options were created: one that reduces the anticipated size of the new facility to that initially identified in the master plan, and a smaller facility driven by authorized funding in the Capital Improvement Program.

In approving the program document, the Library Board rejected the two facility alternates, opting to endorse only the largest of the facility options. Board members noted that they take seriously their responsibility to be good stewards of public monies and are committed to ensuring that facility changes create long term value to the community. They also noted that just as it is not appropriate to build public facilities that are unnecessarily too large or extravagant, it is equally prudent to ensure that buildings are not knowingly too small so that they will be outgrown in a matter of a few years.

Goal Impact: Creation of a new Central Library supports City of Wichita goals for Quality of Life and Neighborhoods as well as Visioneering Wichita's goals for downtown development and libraries.

Financial Considerations: The Master Plan projected the size of a new Central Library at 135,000 s.f. at a construction cost of \$35,000,000 (2006 dollars) plus property acquisition. The 2007 Capital Improvement Program included a \$30,000,000 appropriation for the Central Library project. This same allocation was retained in the recently adopted 2009-2018 CIP.

Recommendations/Actions: Provide comment.